

Application Number: FYR13/0627/O
Minor
Parish/Ward: Wisbech/Peckover
Date Received: 20 August 2013
Expiry Date: 15 October 2013
Applicant: Mr and Mrs I Notley
Agent: Mr G Seaton, Grahame Seaton Design Ltd

Proposal: Erection of a dwelling involving demolition of existing sheds

Location: Land west of 83 Harecroft Road, Wisbech

Site Area/Density: 0.12ha / 8 dph

Reason before Committee: This application is before committee at the request of Cllr Oliver as he considers that the proposal is consistent with the Districts plan to provide buildings of good proportions, styles and locations for professional families.

1. EXECUTIVE SUMMARY/RECOMMENDATION

The site is positioned beyond the established settlement of Wisbech. No justification has been provided for the erection of the dwelling within this location. It is acknowledged that there are other sporadic dwellings within the vicinity however these have been justified by virtue of historic housing stock. The site is located within Flood Zone 3 (FZ3), which is classed as being at the highest risk of flooding. Both the emerging Core Strategy and the NPPF require new developments to be located within areas of lower flood risk before land within FZ3 is released. It is widely accepted that there is land, especially for a single plot, available within the District which is located within Flood Zones 1 and 2. The proposal also fails to address the amenity of future occupiers by virtue of the unacceptable distances for moving refuse for collection.

The proposal therefore fails in terms of flood risk and sustainability and accordingly the application is recommended for refusal.

2. HISTORY

F/YR97/0878/F	Stationing of 1 no mobile home for residential purposes for a maximum of 6 months per year Refused 03.03.1998
F/0050/76/O	Temporary stationing of caravan/mobile home Refused 24.02.1976

3. PLANNING POLICIES

3.1 National Planning Policy Framework:

Paragraph 2: Planning law requires that applications for planning permission must be determined in accordance with the development plan.

Paragraph 14: Presumption in favour of sustainable development.

Paragraph 17: Seek to ensure high quality design and a good standard of amenity for all existing and future occupants.

Paragraph 32: Decisions should take into account whether safe and suitable access to the site can be achieved for all people.

Paragraph 100: Inappropriate development in areas at risk of flooding should be avoided.

3.2 Draft Fenland Core Strategy:

CS3: Spatial Strategy and Settlement Hierarchy

CS12: Rural Areas Development Policy

CS14: Responding to Climate Change and Managing the Risk of Flooding in Fenland

CS15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.

CS16: Delivering High Quality Environments

3.3 Fenland District Wide Local Plan:

E8: Landscape and amenity protection

H3: Development Area Boundary/Protection of Character and Amenity/Highway Safety

4. CONSULTATIONS

4.1 *Parish Council:*

Recommend approval as members have no objections or observations.

4.2 *Environment Agency:*

Object to the proposal as the flood risk assessment does not comply with the NPPF.

4.3 *North Level Internal Drainage Board:*

No comments to make.

- 4.4 **CCC Highways:** The vehicle to vehicle and vehicle to pedestrian visibility splays are substandard. Mindful of the existing dwellings and commercial unit which is served by the access and the improvement works which are proposed. It is not considered that an objection based upon the intensification of use of a single additional dwelling could be substantiated in the event of any subsequent appeal, particularly where improvements to the access road are proposed.
- 4.5 **FDC Assets and Projects:** Not received within consultation period.
- 4.6 **FDC Scientific Officer:** Unsuspected land contamination condition is required.
- 4.6 **Neighbours:** None received.

5. SITE DESCRIPTION

- 5.1 The site is located on the western side of Harecroft Road, approximately 50metres from the junction with Summerfield Close. The access is off a private roadway which serves the existing business known as D and JS Wilson. The site is garden land currently serving the existing dwelling at 83 Harecroft Road. There is an existing pair of sheds which are proposed to be demolished as part of the development, neither of which are considered to be worthy of retention.

6. PLANNING ASSESSMENT

- 6.1 The key considerations for this application are:
- Policy implications
 - Design, layout and highways
 - Flood Risk

(a) Policy implications

The site is located beyond any established settlement in an area which can be classed as a countryside location in policy terms. It is acknowledged that there is other sporadic housing in the vicinity however they do not form a continuous frontage and are historic housing stock, one of which was approved at appeal in 1975. The site does therefore not adjoin the existing built up footprint of the settlement and it relates more to the surrounding countryside than to the built up form. No justification has been provided for housing development in this location. The application is therefore contrary to countryside housing policies and sustainability principles as set out in the Development Plan and the emerging Core Strategy.

(b) Design, layout and highways

The dwelling has been positioned within the centre of the site with sufficient provision for parking, turning and private amenity space. The dwelling will be accessed off a private road and is approximately 120m away from the adopted highway at Harecroft Road. This would mean that future occupiers of the dwelling would need to wheel their bins 4 times as far as the guidelines set out in the RECAP waste management guidance document. The conflict with the requirements of this document further demonstrates the unsuitability of the site for residential development. It is acknowledged that there are other houses within the vicinity who have a similar waste collection situation however, as before, these are historic dwellings. It could be argued that wheeling bins 120m to be collected would not constitute a quality development. This would be contrary to the principles contained within the emerging Core Strategy.

CCC Highways have provided comments which state that the access road is substandard but they note that they are mindful of the existing business at the far west of the access and the improvements proposed to the road as set out in the application. With this in mind it is considered that a highway refusal reason could not be substantiated, although it does further demonstrate the unacceptability of the site for development.

It is important to note that allowing this site for development could set a dangerous precedent for future development of the land to the west between the current application site and the commercial business. This would put even further pressure on the existing access, pinch points and passing places thereby exacerbating the highway safety issue.

There are also issues of reverse sensitivity in that the existing established business may be unduly fettered by the introduction of a family home in such close proximity.

(c) Flood Risk

The site is located within Flood Zone 3 which is classed as being at the highest risk of flooding and yet the flood risk assessment fails to adequately address the risk of flooding within the area. Both the emerging Core Strategy and the NPPF require new developments to be located within areas of lower flood risk before land within Flood Zone 3 is released. It is widely accepted that there is land, especially for a single plot, available within the District which is located within Flood Zones 1 and 2. The proposal therefore fails to satisfy the planned sustainable growth of the District, contrary to CS14 of the emerging Core Strategy.

7. **CONCLUSION**

- 7.1 The proposal constitutes unjustified residential development within what could be deemed in policy terms as a countryside location. Although there is some sporadic housing within the vicinity these have been identified as historic housing stock. The unsuitability of the site for development is highlighted by the distance in which future occupants would be required to wheel their bins to be collected and the comments received from County Highways in terms of the access being substandard.

The development is contrary to countryside housing policies and sustainability principles as outlined in the Local Plan, the emerging Core Strategy and government guidance contained within the NPPF.

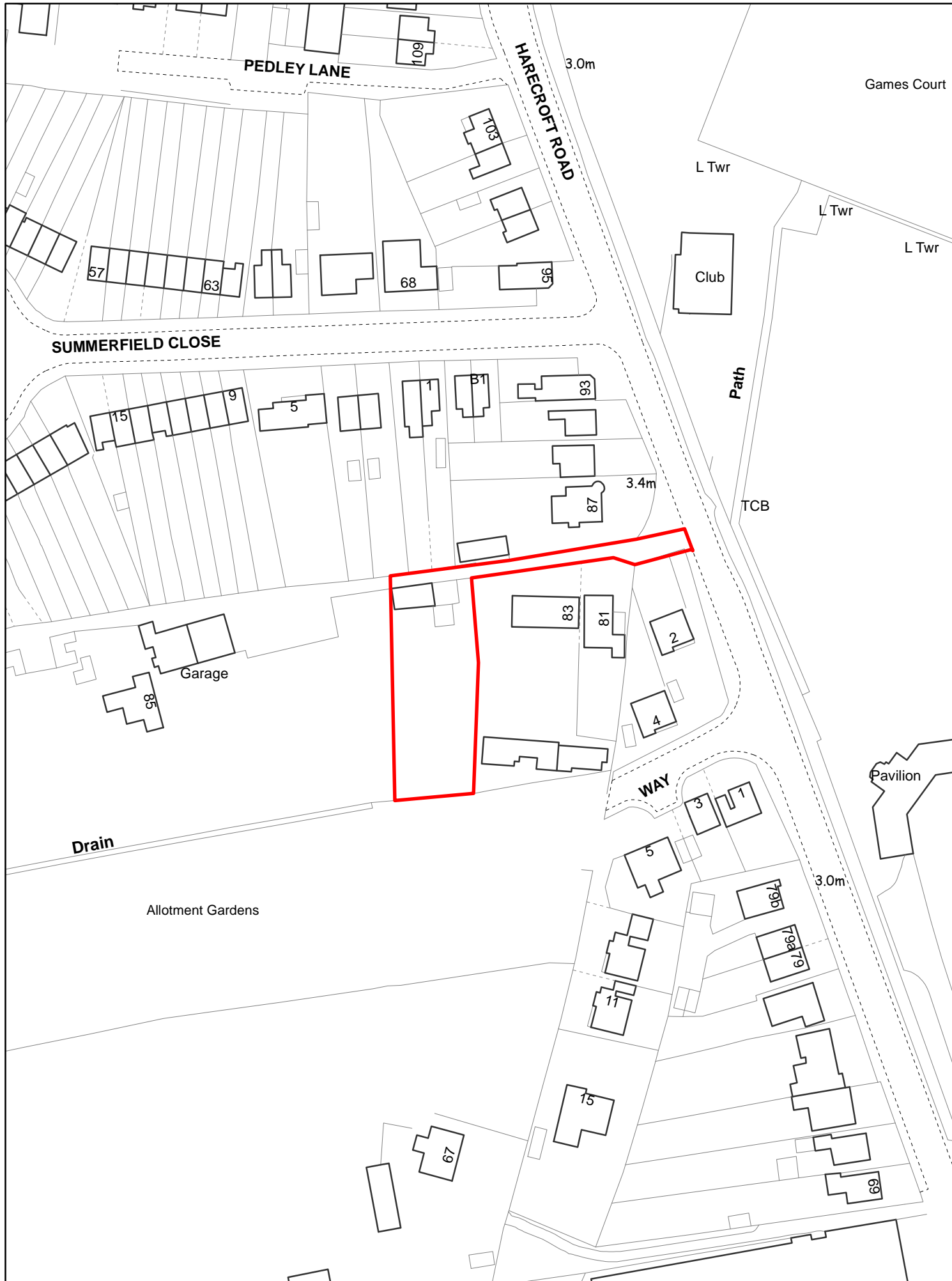
In addition the site is located within an area at high risk of flooding and no special justification has been provided for the proposal. It is therefore considered that there is no need to release land for housing in this area which is at high risk of flooding when there is land available at lower risk of flooding elsewhere within the District.

For the reasons above it is considered that the proposal is contrary to the provisions of the Development Plan and national guidance and it is therefore recommended that planning permission is refused.

8. RECOMMENDATION

Refuse

- 1. The proposal represents unjustified residential development within a countryside location, contrary to H3 of the Fenland District Wide Local Plan, CS3 and CS12 of the Fenland Local Plan Core Strategy (proposed submission 2013) and Section 6 of the National Planning Policy Framework.**
- 2. The development is located within Flood Zone 3 despite there being land available within areas of lower flood risk. The application is therefore contrary to CS14 of the Fenland Local Plan Core Strategy (proposed submission 2013) and Section 10 of the National Planning Policy Framework.**
- 3. The proposal fails to address the amenity of future occupiers by virtue of the unacceptable distances for moving refuse for collection in accordance with the Recap Waste Management Design Guide adopted 2012.**



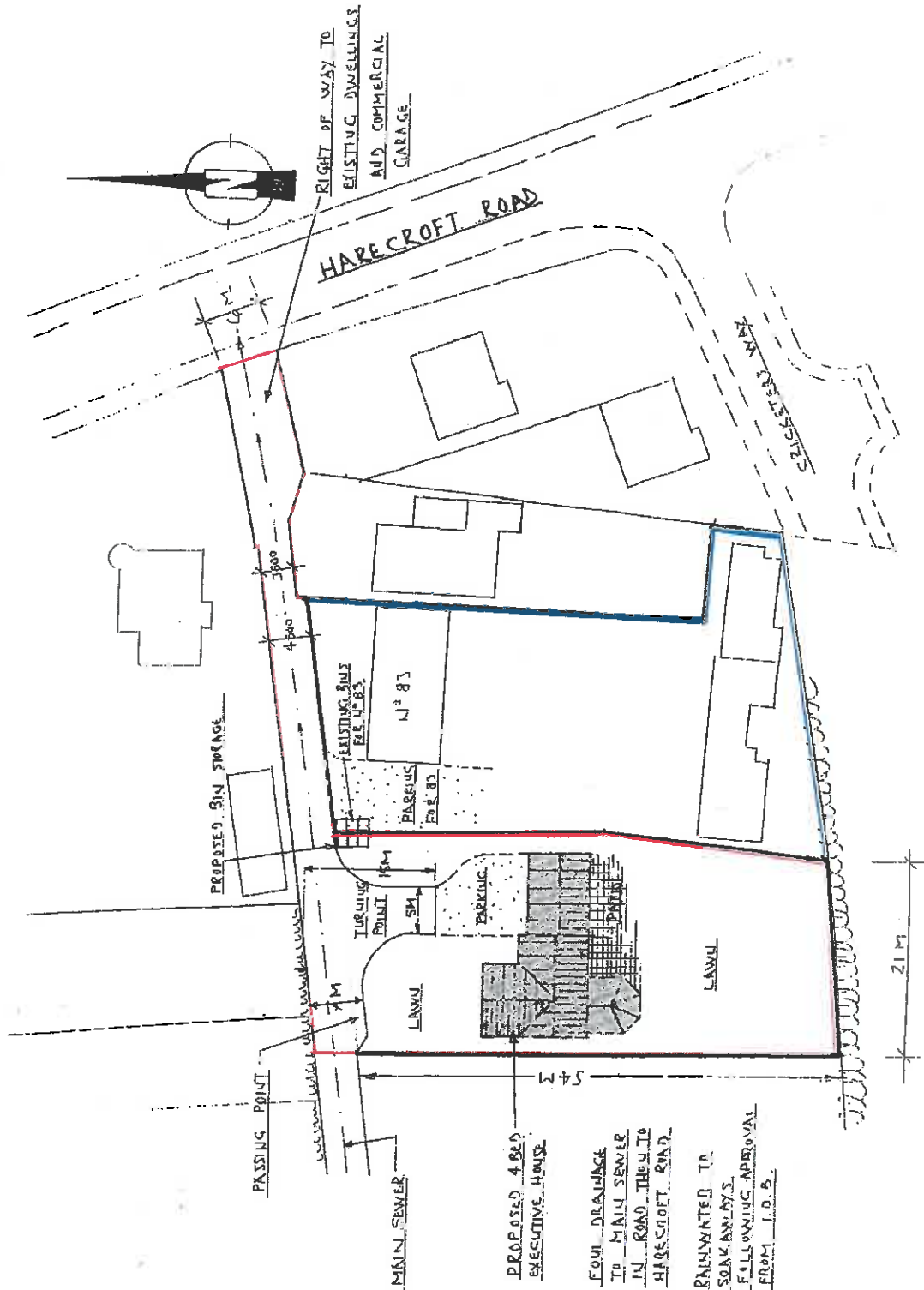
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Scale = 1:1,250





PROPOSED BLOCK PLAN
SCALE 1:500

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Overall Winner 2009

B	Sheet 2 of 1
A	5/4/2013 DWELLING (REVISED)
Date: Revision:	
Project: Residential development at land to west of 83 Harecroft Road, Wisbech, Cambridgeshire PE13 1RL	
Drawing Title: Proposed Block Plan	
Client: Mr and Mrs Notley	
Date: April 2013	
Scale: 1:500	At: A3
Drawing Number: 13/3/1798/3 A	